

APPENDIX G

HOUSING INVESTMENT AREAS AND DOWNTOWN

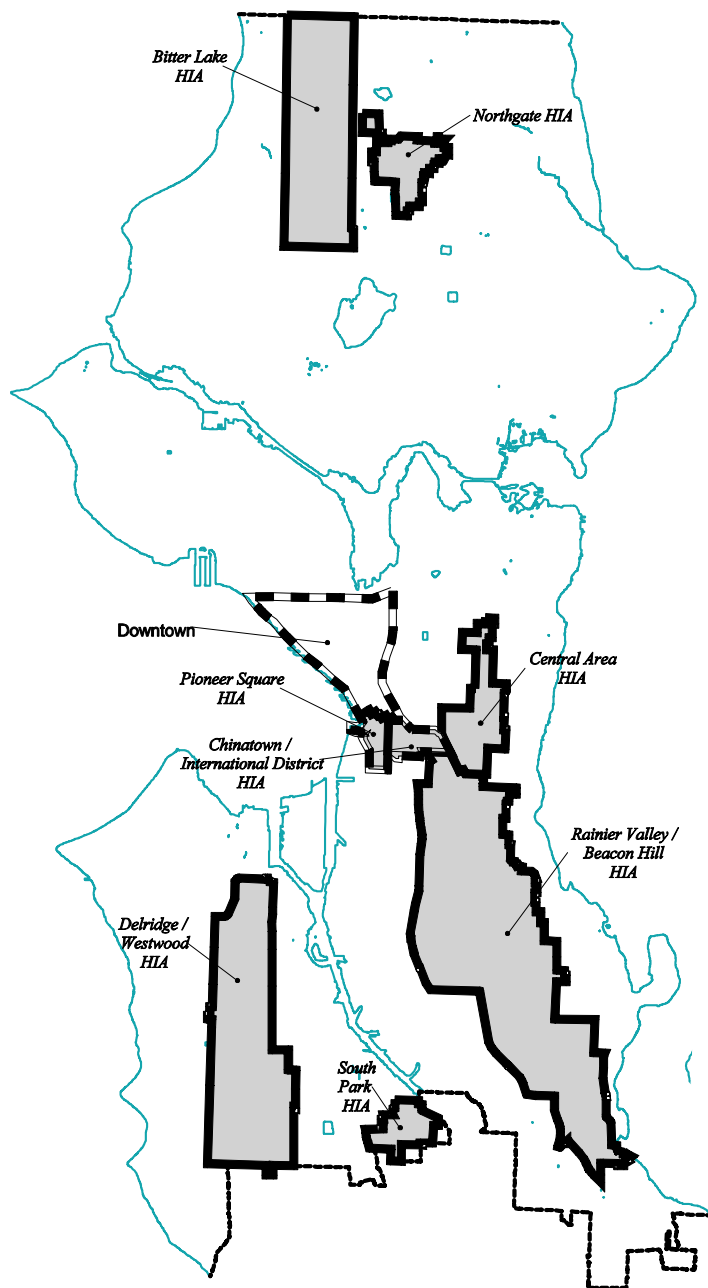
The guidelines described in this section apply to geographic areas in Seattle that have unique housing and community development issues. Largely, these are neighborhoods in Downtown, Central Area, Southeast, and Southwest, all areas that have been historically economically distressed and where accomplishing revitalization goals requires a continued focus in terms of targeted housing strategies and resources. Two north end neighborhoods, Bitter Lake and Northgate, are also included due to high concentrations of subsidized rental housing, low homeownership rates, and other emerging indicators of economic distress.

The methodology for designation of the Housing Investment Areas in 2003 involved a two-step process: (1) analysis of 2000 Census and other data, and (2) consideration of where unique opportunities exist that could make the use of certain kinds of housing funds particularly effective in assisting community revitalization efforts.

Housing and community development priorities and corresponding strategies for each of the designated Housing Investment Areas and Downtown are outlined in this Appendix G of the Consolidated Plan. The priorities and strategies are intended to describe the City's general intent with regard to the use of housing funds in these areas; to list certain policies and priorities for these areas contained in neighborhood plans and other documents; and to identify certain proposals to be considered in these areas. They are not intended to require action on any specific project or proposal, or to exclude any activity or proposal for consideration.

The following map shows the location of designated Housing Investment Areas, as well as Downtown, where the City is continuing its efforts to achieve a continuum of housing for people of all incomes.

Map of Downtown and Housing Investment Areas



Downtown Priorities and Strategies

Downtown continues to be a strong focus of City housing investment efforts. Since 1982, almost \$100 million of City affordable housing funds have been spent in Downtown. Twenty-seven of 69 affordable housing projects in Downtown to date involved renovation of vacant buildings. The benefits of concentrated housing investments, both in terms of meeting the housing needs of very low-income populations and low-wage workers (i.e. retail, custodians, restaurant workers, nursing aides, etc.) and in terms of achieving community development objectives, are highlighted in Downtown. The revitalization of Belltown is one example of an area where subsidized housing development served as a catalyst for future market-rate development.

Pioneer Square and the International District are designated Housing Investment Areas within Downtown. Priorities and strategies for these two Housing Investment Areas are summarized separately below.

The City uses strategic housing incentive and preservation tools in Downtown, including the Transferable Development Rights (TDR) and Housing Bonus Programs and, in some parts of Downtown, the Multifamily Tax Exemption Program. A key focus for Downtown is addressing the need for low-income housing, including housing affordable to lower-wage workers (typically households with incomes between 31-80% of median income).

Housing & community development priorities identified in the Belltown, Commercial Core, Denny Triangle, and Downtown Urban Center Planning Group Neighborhood Plans:

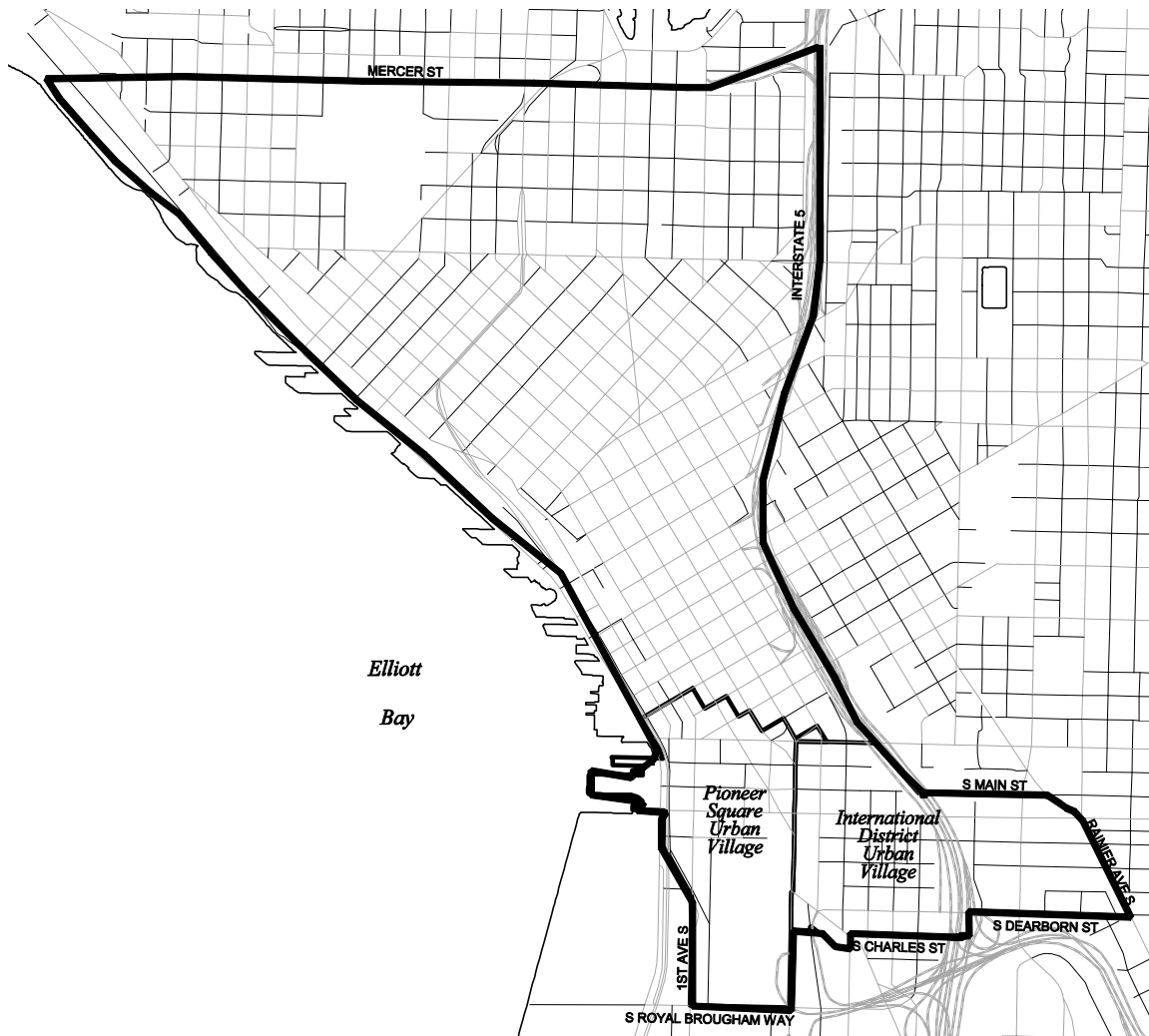
- Make housing a high priority for TDR & Bonus Programs;
- Support full continuum of housing affordability;
- Prevent displacement of low-income residents;
- Preserve older, more affordable residential buildings;
- Encourage development of mid-block sites by non-profit affordable housing organizations; and
- Promote use of down payment assistance to help first-time homebuyers purchase condominiums in Downtown.

Strategies for Downtown:

- Consider funding affordable housing projects that would serve households earning 31-80% of median income in areas where there already is significant low-income housing affordable at the less than 30% of median income level; encourage development of affordable housing for extremely low-income (0-30% MI) populations in parts of Downtown where such opportunities do not already exist;
- Support keeping housing preservation and production as the primary focus of the TDR and Bonus programs;
- Target the Multifamily Tax Exemption (MFTE) Program in certain Downtown urban villages;

- Exempt Downtown from City's subsidized rental housing siting policy (dispersion), recognizing the unique status of Downtown as Seattle's primary jobs, transit, and services center.

Map of Downtown



Housing Investment Area Priorities and Strategies

International District and Pioneer Square Housing Investment Areas

Housing and community development priorities identified in the Chinatown/International District and Pioneer Square Neighborhood Plans:

Chinatown/International District Neighborhood Plan

- Encourage development of housing affordable to low-wage families and individuals;
- Preserve existing affordable housing;
- Rehabilitate vacant and substandard buildings;
- Preserve existing low-income housing and develop new housing affordable for a broad range of income levels in a way that does not dislocate existing residents; and
- Explore inclusionary zoning as an affordable housing tool.

Pioneer Square Neighborhood Plan

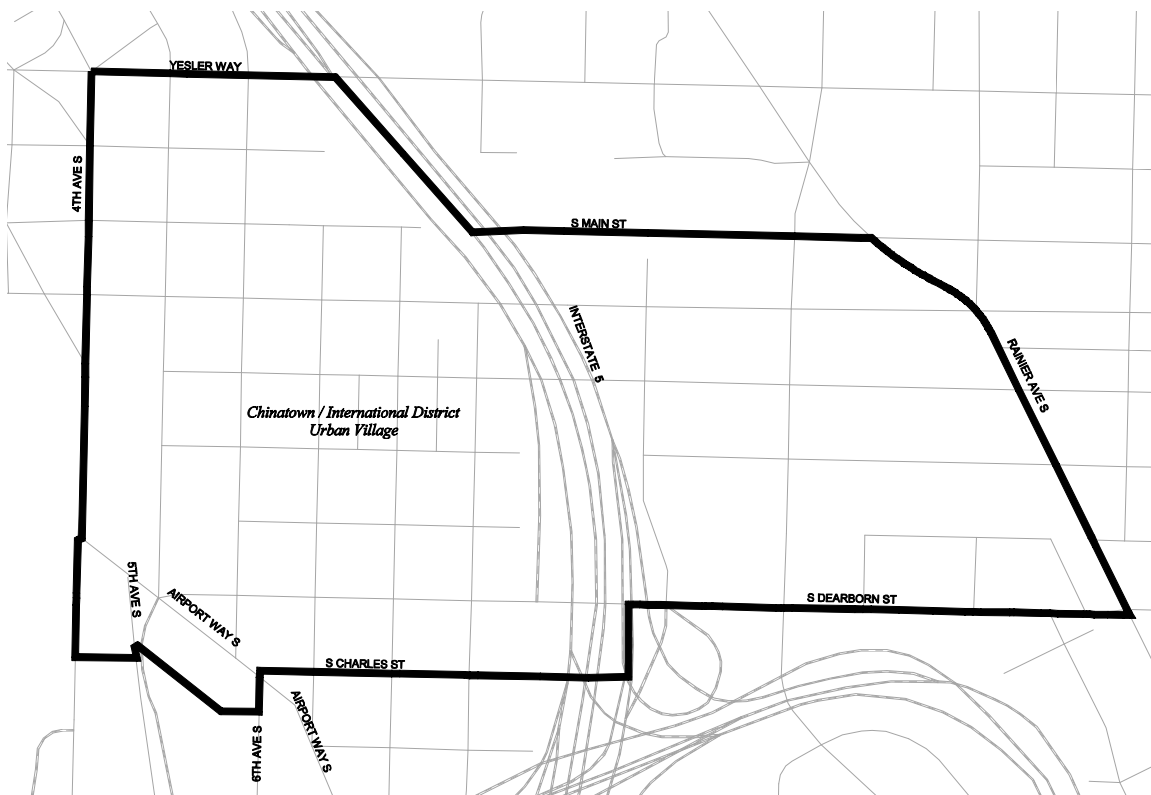
- Initiate housing development through both renovation of historic structures and new construction;
- Implement incentives to encourage private development of mixed-income housing;
- Support securing the Kingdome North Lot for mixed-use development substantially devoted to housing;
- Actively promote housing development opportunities on other targeted sites (i.e. parking lot east of Occidental Park);
- Protect the existing supply of artist live/work space and expand artist housing opportunities; and
- Maintain existing supply of low- and middle-income affordable housing and mission and shelter beds.

Strategies for the International District and Pioneer Square Housing Investment Areas:

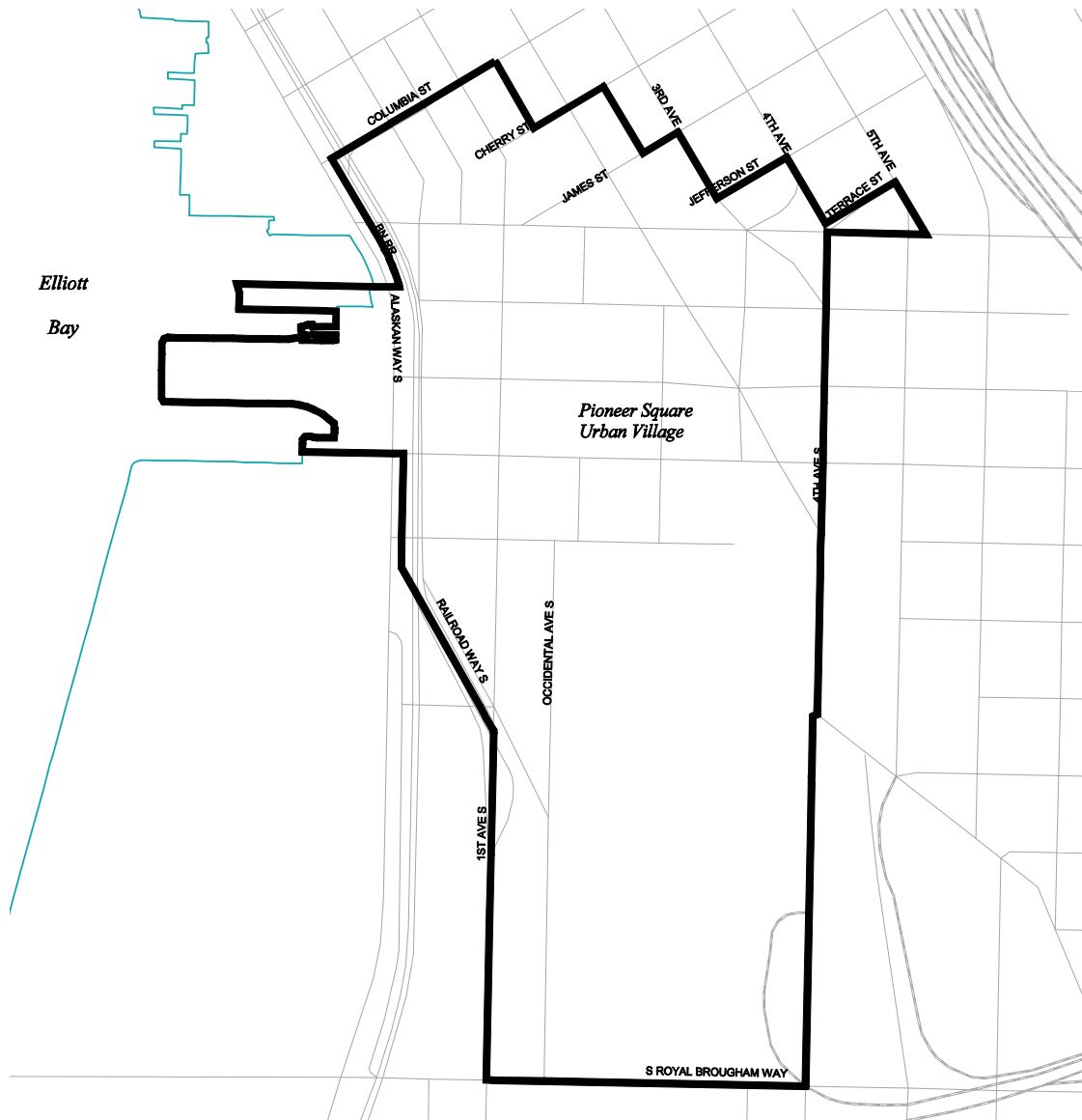
- Use Levy Neighborhood Housing Opportunity Program (NHOP) funds for highly visible mixed-income, mixed-use projects that meet key community development goals identified in this Consolidated Plan, the Levy Administrative & Financial Plan, neighborhood plans, or other plans containing geographic-specific strategies.
- Use Levy Homebuyer Assistance Program funds to assist first-time homebuyers purchase homes.
- Support keeping housing preservation and production as the primary focus of the TDR and Bonus programs.
- Consider funding both renovation and new construction projects in order to ensure safe, quality housing for existing residents.
- Consider funding affordable housing proposals that would redevelop problematic sites (e.g. that are dilapidated, or have high criminal activity) and other key sites identified in neighborhood plans. Also consider funding proposals that would provide affordable rental housing for seniors and low-wage workers (e.g. teachers, healthcare workers, retail workers).

- Promote use of the Multifamily Tax Exemption (MFTE) Program in the International District and Pioneer Square urban villages.
- Use CDBG and HOME funds for units serving households with incomes up to 80% of MI or the HUD limit, if lower.
- Consider restructuring financing for affordable housing with expiring subsidy contracts;
- Use Multifamily Rehabilitation Program funds for renovation of vacant and substandard buildings.
- Support enforcement of health and life safety code violations in occupied or vacant residential buildings.
- Promote transit-oriented development near regional transit stations.
- Consider making publicly-owned surplus property available for conversion to mixed-income housing.
- Explore inclusionary zoning strategies as a tool for providing affordable housing as part of developments on publicly-owned property.
- Support use of resources for rehabilitation of dilapidated housing.
- Explore rezoning the portion of the International District that lies east of I-5 in order to promote mixed-use development.

Map of International District Housing Investment Area



Map of Pioneer Square Housing Investment Area



Central Area Housing Investment Area

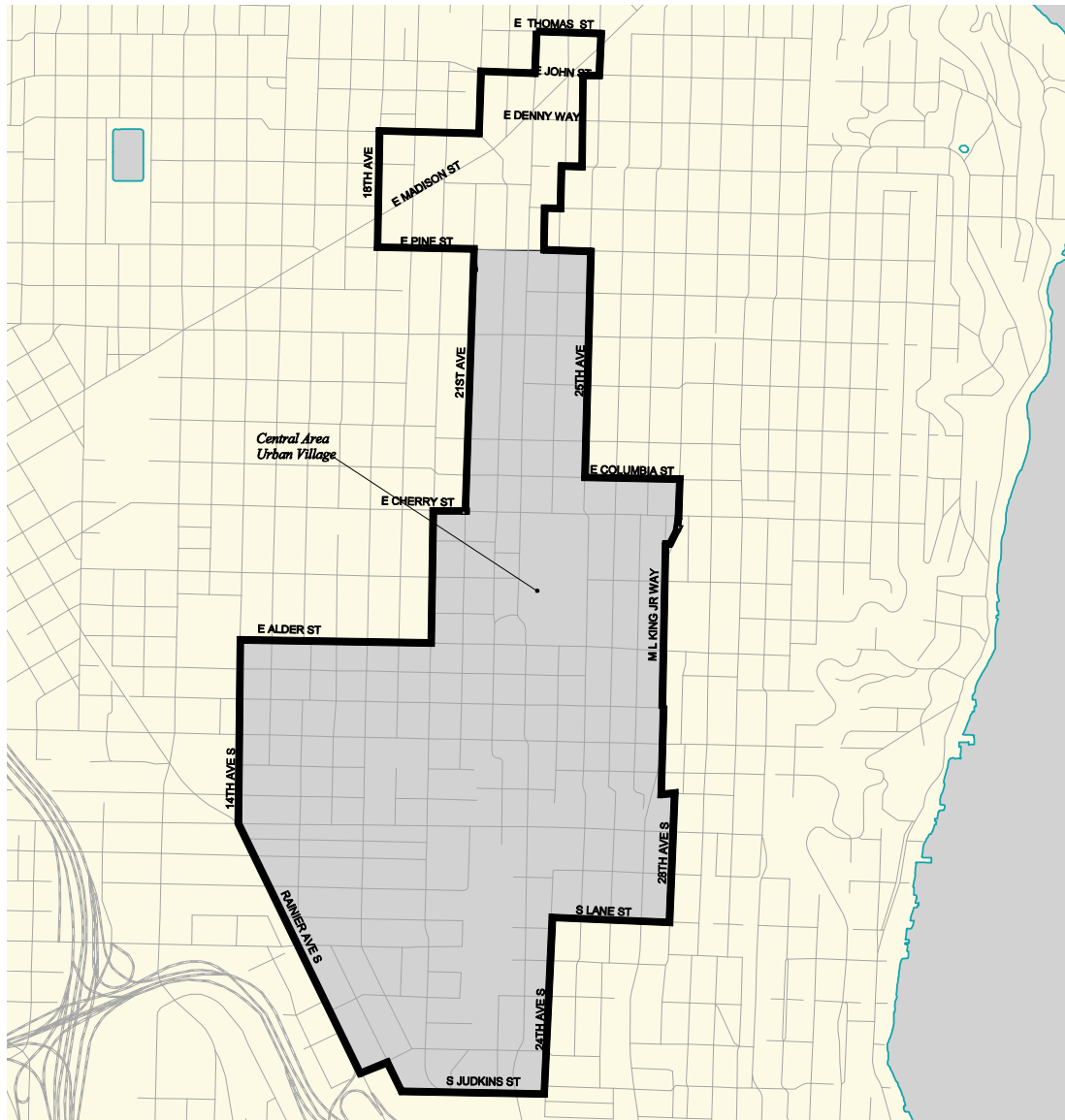
Housing and community development priorities identified in the Central Area Neighborhood Plan:

- Mitigate negative impacts of gentrification;
- Increase homeownership;
- Encourage development of market-rate housing for families with modest incomes;
- Market home maintenance and repair programs to seniors; and
- Redevelop key sites.

Strategies for the Central Area Housing Investment Area:

- Use Levy Neighborhood Housing Opportunity Program (NHOP) funds for highly visible mixed-income, mixed-use projects that meet key community development goals identified in this Consolidated Plan, the Levy Administrative & Financial Plan, neighborhood plans, or other plans containing geographic-specific strategies.
- Use Levy Homebuyer Assistance Program funds to assist first-time homebuyers purchase homes.
- Promote use of the Multifamily Tax Exemption (MFTE) Program in the 23rd & Jackson urban village.
- Use CDBG and HOME funds for units serving households with incomes up to 80% of MI or the HUD limit, if lower.
- Consider funding affordable housing proposals that would redevelop problematic sites (e.g. that are dilapidated, or have high criminal activity) and other key sites identified in neighborhood plans. Also consider funding proposals that would provide affordable rental housing for seniors and low-wage workers (e.g. teachers, healthcare workers, retail workers).
- Market low-interest home improvement loans and free weatherization grants available through the City's HomeWise Program.
- Provide information on predatory lending, counseling, and financial and legal assistance to homeowners, particularly seniors.
- Support use of resources for rehabilitation of dilapidated housing.
- Working with community partners, identify and secure key revitalization properties via surplus property disposition and other strategies.

Map of Central Area Housing Investment Area



Rainier Valley/Beacon Hill Housing Investment Area

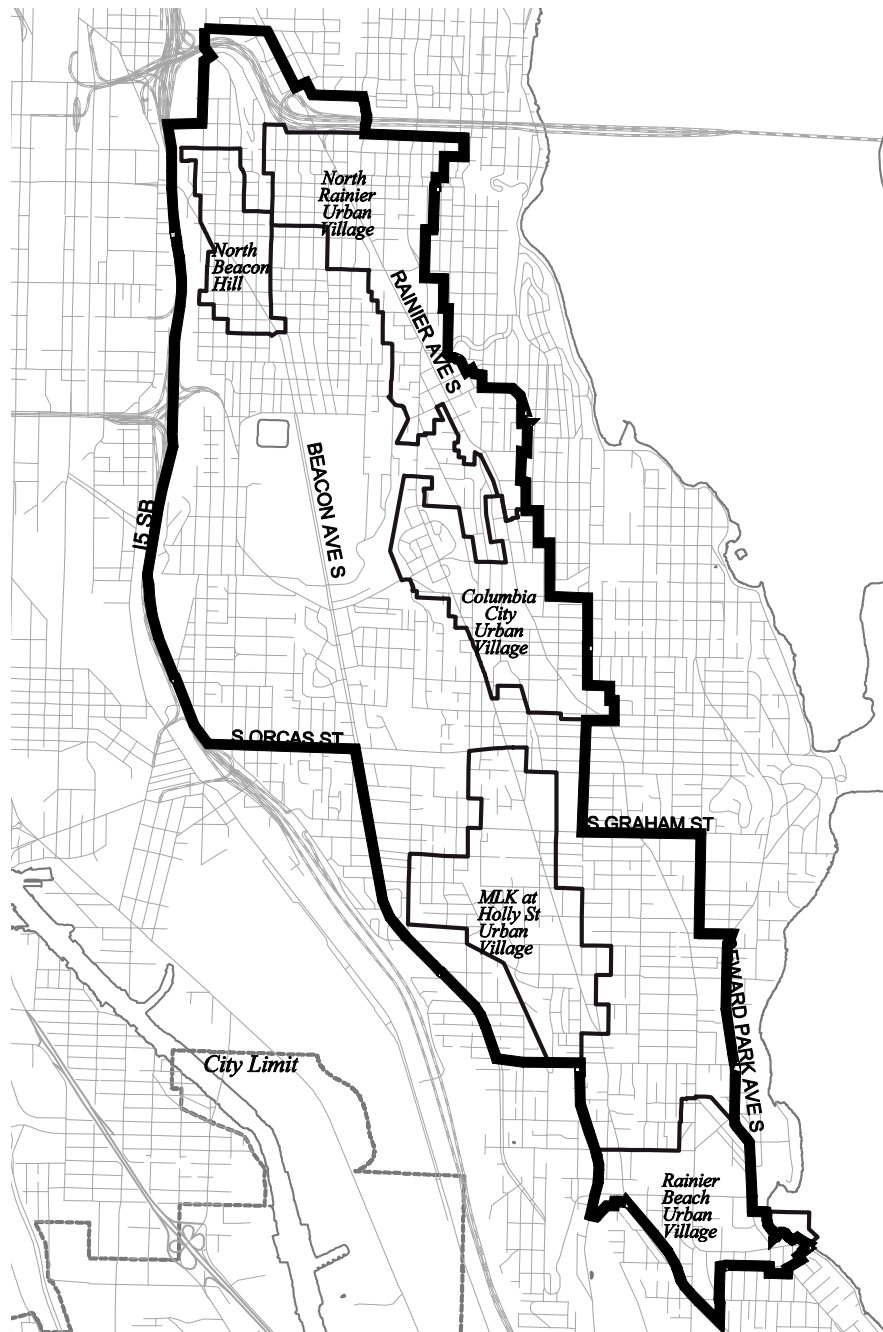
Housing and community development priorities identified in the Beacon Hill, North Rainier, Columbia City, MLK @ Holly, & Rainier Beach Neighborhood Plans:

- Encourage neighborhood partnerships with community development organizations like SEED and HomeSight;
- Redevelop key sites (i.e. vacant or underdeveloped parcels along Rainier Avenue at Massachusetts, MLK Way, and Henderson);
- Provide more housing for seniors;
- Increase homeownership opportunities for households with low or modest incomes; and
- Support Holly Park and Rainier Vista redevelopment efforts.

Strategies for the Rainier Valley/Beacon Hill Housing Investment Area:

- Use Levy Neighborhood Housing Opportunity Program (NHOP) funds for highly visible mixed-income, mixed-use projects in the North Rainier, Columbia City, MLK @ Holly, Rainier Beach, and North Beacon Hill urban villages that meet key community development goals identified in this Consolidated Plan, the Levy Administrative & Financial Plan, neighborhood plans, or other plans containing geographic-specific strategies.
- Use Levy Homebuyer Assistance Program funds to assist first-time homebuyers purchase homes.
- Promote use of the Multifamily Tax Exemption (MFTE) Program in the North Rainier, Columbia City, MLK @ Holly, Rainier Beach, and North Beacon Hill urban villages.
- Use CDBG and HOME funds for units serving households with incomes up to 80% of MI or the HUD limit, if lower.
- Seek opportunities for joint funding of mixed-use housing and commercial developments in the Rainier Valley with the Rainier Valley Community Development Fund to promote revitalization and preserve economic diversity in the community.
- Consider funding affordable housing proposals that would redevelop problematic sites (e.g. that are dilapidated, or have high criminal activity) and other key sites identified in neighborhood plans. Also consider funding proposals that would provide affordable rental housing for seniors and low-wage workers (e.g. teachers, healthcare workers, retail workers).
- Market low-interest home improvement loans and free weatherization grants available through the City's HomeWise Program. Use the HomeWise Program as a tool to improve pockets of deteriorated and neglected housing in Rainier Valley/Beacon Hill.
- Provide continued coordination with the Seattle Housing Authority (SHA) on the redevelopment of Holly Park and Rainier Vista.
- Support use of resources for rehabilitation of dilapidated housing.

Map of Rainier Valley/Beacon Hill Housing Investment Area



Delridge/Westwood and South Park Housing Investment Areas

Housing and community development priorities identified in the Delridge and Westwood-Highland Park Neighborhood Plans:

Delridge and Westwood-Highland Park Neighborhood Plans

- Encourage neighborhood partnerships with community development organizations like Delridge Neighborhood Development Association (DNDA);
- Redevelop key sites, particularly in commercial nodes where mixed-use development is envisioned; and
- Support High Point redevelopment efforts.

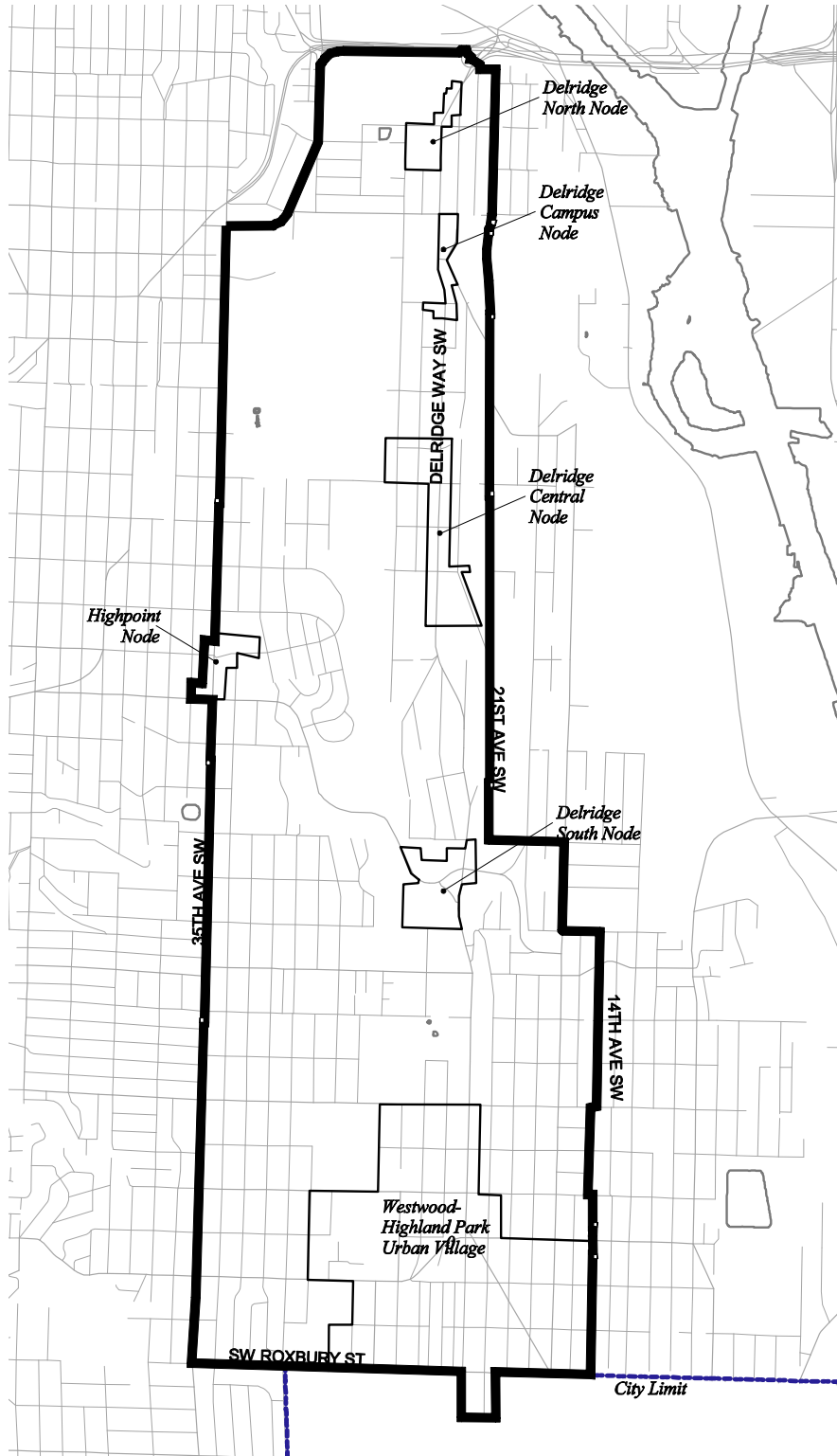
South Park Neighborhood Plan

- Encourage new construction of affordable housing;
- Repair and maintain deteriorated housing;
- Enforce life and safety codes for renter-occupied housing; and
- Provide resources and general information to tenants.

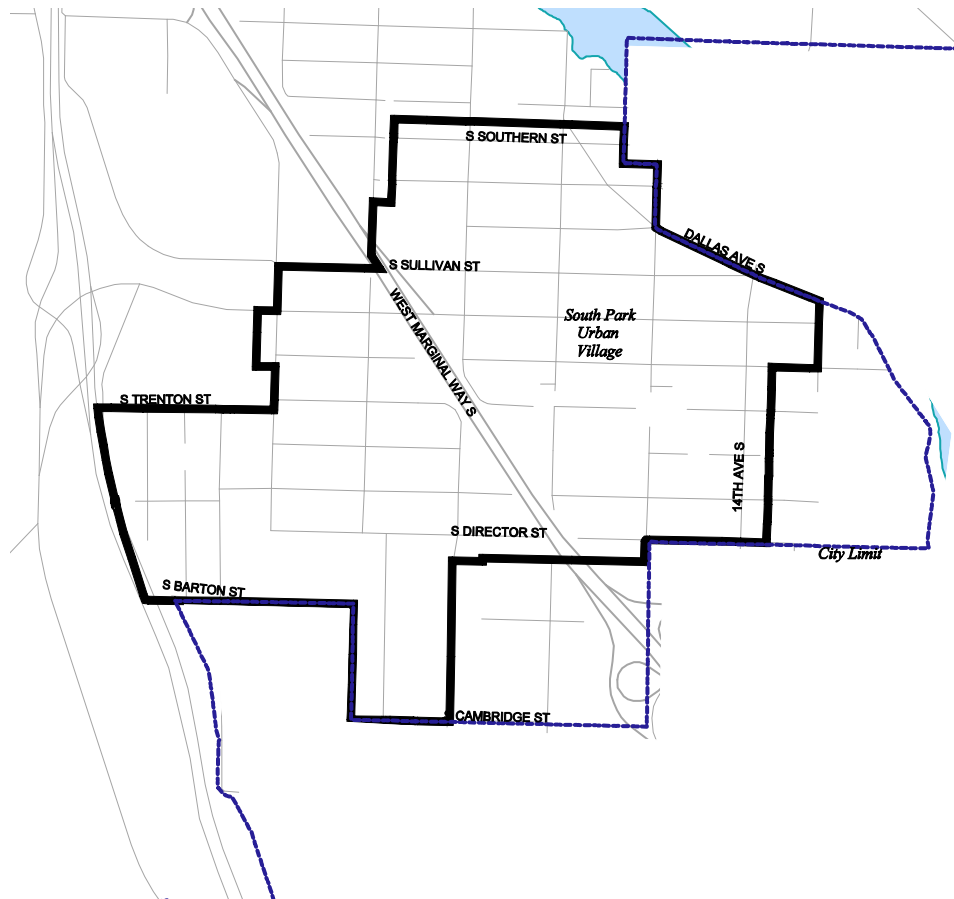
Strategies for the Delridge/Westwood and South Park Housing Investment Areas:

- Use Levy Neighborhood Housing Opportunity Program (NHOP) funds for highly visible mixed-income, mixed-use projects in the High Point Node, Delridge North, Campus, Central, and South Nodes, and Westwood-Highland Park urban village that meet key community development goals identified in this Consolidated Plan, the Levy Administrative & Financial Plan, neighborhood plans, or other plans containing geographic-specific strategies.
- Use Levy Homebuyer Assistance Program funds to assist first-time homebuyers purchase homes.
- Promote use of the Multifamily Tax Exemption (MFTE) Program in the Westwood-Highland Park and South Park urban villages.
- Use CDBG and HOME funds for units serving households with incomes up to 80% of MI or the HUD limit, if lower.
- Consider funding affordable housing proposals that would redevelop problematic sites (e.g. that are dilapidated, or have high criminal activity) and other key sites identified in neighborhood plans. Also consider funding proposals that would provide affordable rental housing for seniors and low-wage workers (e.g. teachers, healthcare workers, retail workers).
- Market low-interest home improvement loans and free weatherization grants available through the City's HomeWise Program.
- Provide continued coordination with the Seattle Housing Authority (SHA) on the redevelopment of High Point.
- Support use of resources for rehabilitation of dilapidated housing.

Map of Delridge/Westwood Housing Investment Area



Map of South Park Housing Investment Area



Bitter Lake and Northgate Housing Investment Areas

Housing and community development priorities identified in the Bitter Lake and Northgate Neighborhood Plans:

Bitter Lake Neighborhood Plan:

- Promote redevelopment that creates and enhances a pedestrian environment; and
- Provide assistance to homeowners interested in developing accessory dwelling units (ADUs).

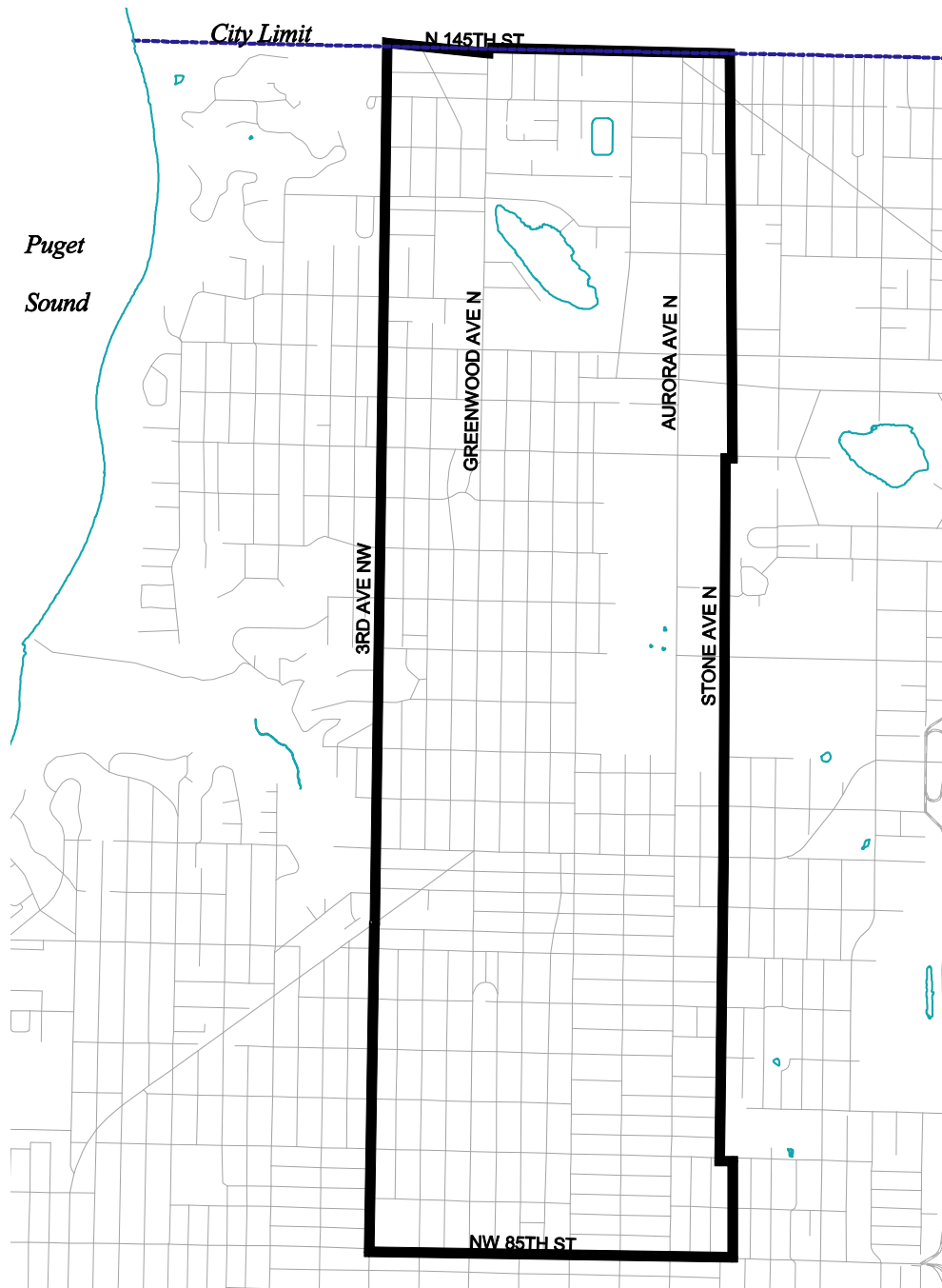
Northgate Neighborhood Plan:

- Promote mixed-use development in the Northgate core, to create a pedestrian environment and support transit hub; and
- Promote housing that is affordable to all income levels and is compatible with adjacent single-family areas.

Bitter Lake and Northgate Housing Investment Areas Strategies:

- Use Levy Homebuyer Assistance Program funds to assist first-time homebuyers purchase homes.
- Promote use of the Multifamily Tax Exemption (MFTE) Program in the Northgate and Bitter Lake urban villages.
- Consider funding affordable housing proposals that would redevelop problematic sites (e.g. that are dilapidated, or have high criminal activity) and other key sites identified in neighborhood plans. Also consider funding proposals that would provide affordable rental housing for seniors and low-wage workers (e.g. teachers, healthcare workers, retail workers).
- Support use of resources for rehabilitation of dilapidated housing.

Map of Bitter Lake Housing Investment Area



Map of Northgate Housing Investment Area

